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Alternates:

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Osvaldo Vega



Andre Sayegh
Mayor

City of Paterson
Zoning Board of
Adjustment

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Mayra Torres-Arenas
Board Secretary

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, JULY 6, 2023
TIME: 7:00 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

A. Re-Organization Meeting of the Paterson Zoning Board Adjustment for 2023-2024

1. Appointment of Board Secretary
2. Oath of Office & Swearing-in of Alternate II, Commissioner Oscar Vega
3. Selection & Appointment of Chairperson
4. Selection & Appointment of Vice-Chairperson

B. Adoption of the Paterson Zoning Board Adjustment Special Meeting Schedule for 2023-2024

C. Adoption of Resolutions.

D. Regular Meeting

1. Project ID# A2022-080

Cayre Equities, LLC

26 Spring Street, B# 6102, L(S)# 4

The applicant proposes to build a new multiple dwelling building. The applicant proposes to construct a (5) five-story structure to accommodate twenty-eight (28) residential units, four (4) one-bedroom and three (3) two-bedroom units on the 2nd, 3rd, 4th and 5th floors with ground parking. The applicant proposes a lot area of 9,500 sq. ft. whereas 15,000 sq. ft. is required. The applicant proposes a lot width of 95 ft. whereas 150 ft. is required. The applicant proposes a front yard setback of 0'ft. whereas 25 ft. is required. The applicant proposes a side yard setback of 5.1 ft. whereas 10.2 ft. is required. The applicant proposes a side yard setback for both sides of 15 ft. whereas 30 ft. is required. The applicant proposes a rear yard setback of 10 ft. whereas 20 ft. is required. The applicant proposes lot coverage at 79.6% whereas 25% is permitted. The applicant proposes a floor area ratio at 3.98 whereas 1.4 is permitted. The applicant proposes open and amenities spaces at 3,336 sq. ft. whereas 4,200 sq. ft. is required. The applicant proposes twenty-two (22) parking spaces whereas fifty-three (53) spaces are required, a credit of six (6) spaces for E.V. parking will be applied making it forty-seven (47) parking spaces needed.

Requires Site Plan Approval, Bulk Variance, D(4) F.A.R Variance and D(5) Density Variance.

-FIRST APPEARANCE

2. Project ID# A2022-017***J & A 5th Ave, LLC******198-202 Redwood Avenue, B# 1006, L(S)# 54***

The applicant is proposes demolition of two (2) existing residential structures to build a new multiple dwelling unit. The applicant proposes a new (4) four-story structure to accommodate twelve (12) residential units with ground level parking. The structure will consist of four (4) two-bedroom units on the 2nd, 3rd and 4th floors. The applicant will require variances for front yard, rear yard, side yard setbacks, and variances for floor area ratio and lot coverage. The applicant is providing fifteen (15) parking spaces whereas twenty-four (24) spaces are required. This property is located in the R-3 High Medium Density Residential District.

Requires Site Plan Approval, Bulk Variances, D(4) F.A.R Variance and D(5) Density Variance.

-ADJOURNED FROM FEBRUARY 16, 2023

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN

MAYRA TORRES-ARENAS, BOARD SECRETARY